



*LARGE GARDEN TO THE REAR WITH A
DRIVE AT BOTH BACK AND FRONT*



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Part exchange may be available, please call for details. Prepare to be fabulously surprised by the scope, space and presentation of this superb family home that could be ideally suited for extended family living. There is a drive to both the front and back of this super home so plenty of parking for those that need to take five or more vehicles off the road.

Entrance via the front door opens into the vestibule then the hall. The lounge is both elegant and well proportioned with a fire surround adding a focal point and a large bay window. The dining room is open plan to the lounge but clearly defined. Patio doors slide open to the patio. The kitchen is well stocked with units and offers an integrated dishwasher, gas hob and electric ovens. A large utility room includes a toilet, wash hand basin and shower cubicle. There are two bedrooms on this floor, one with an en-suite bathroom.



The Lounge





Dining Area





Lower Kitchen





Bedroom 4





Bedroom 5







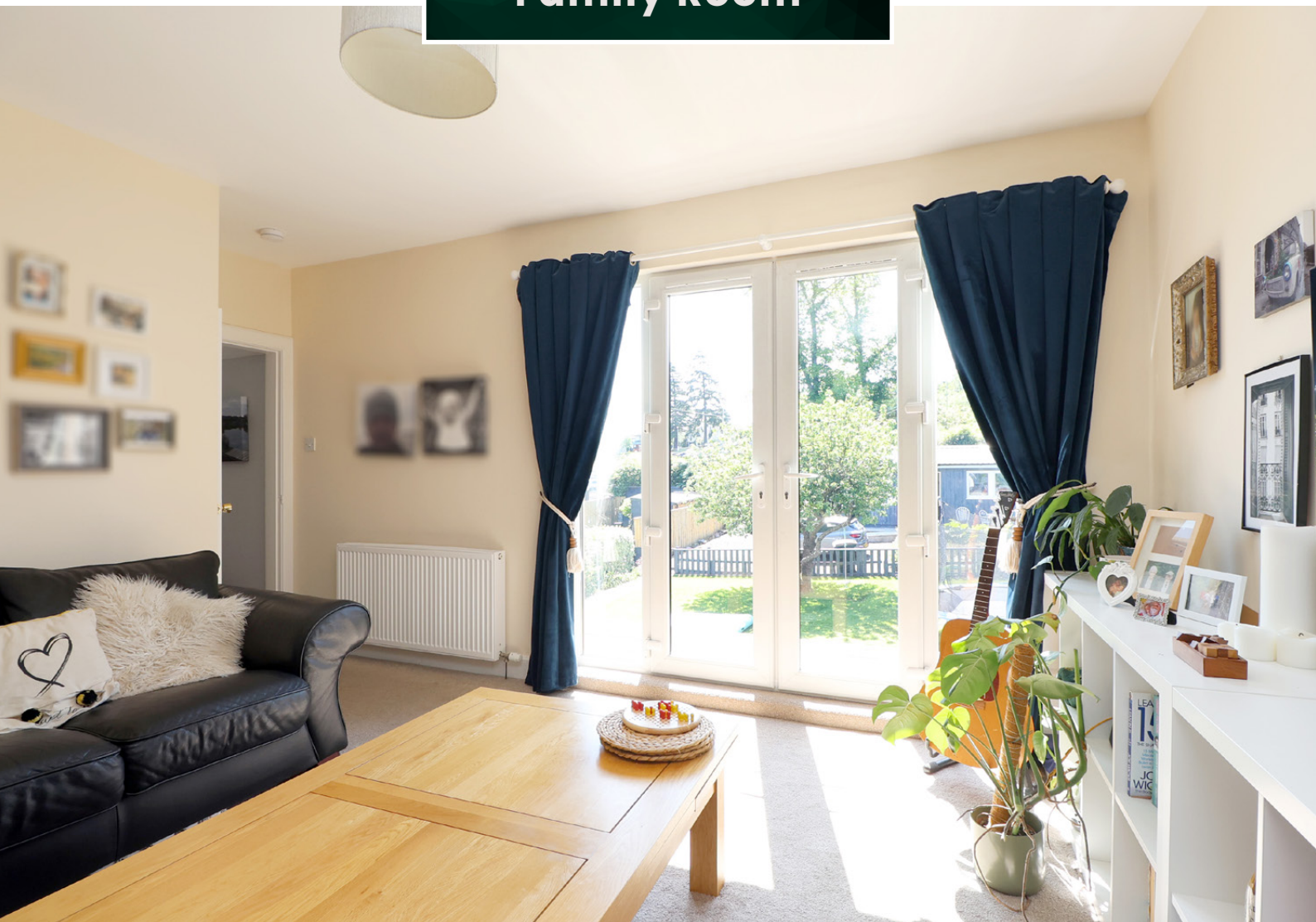


The upper floor includes a large family room with patio doors and a Juliette balcony. There are three more bedrooms and a family bathroom. There is a fantastic laundry room on this floor, well equipped with cabinets. Being meticulously presented in a neutral palette this comfortable warm home is not only stylish but offers quality fittings and flooring. From this level there is access to a boarded and floored attic space.





Family Room





Bedroom 1

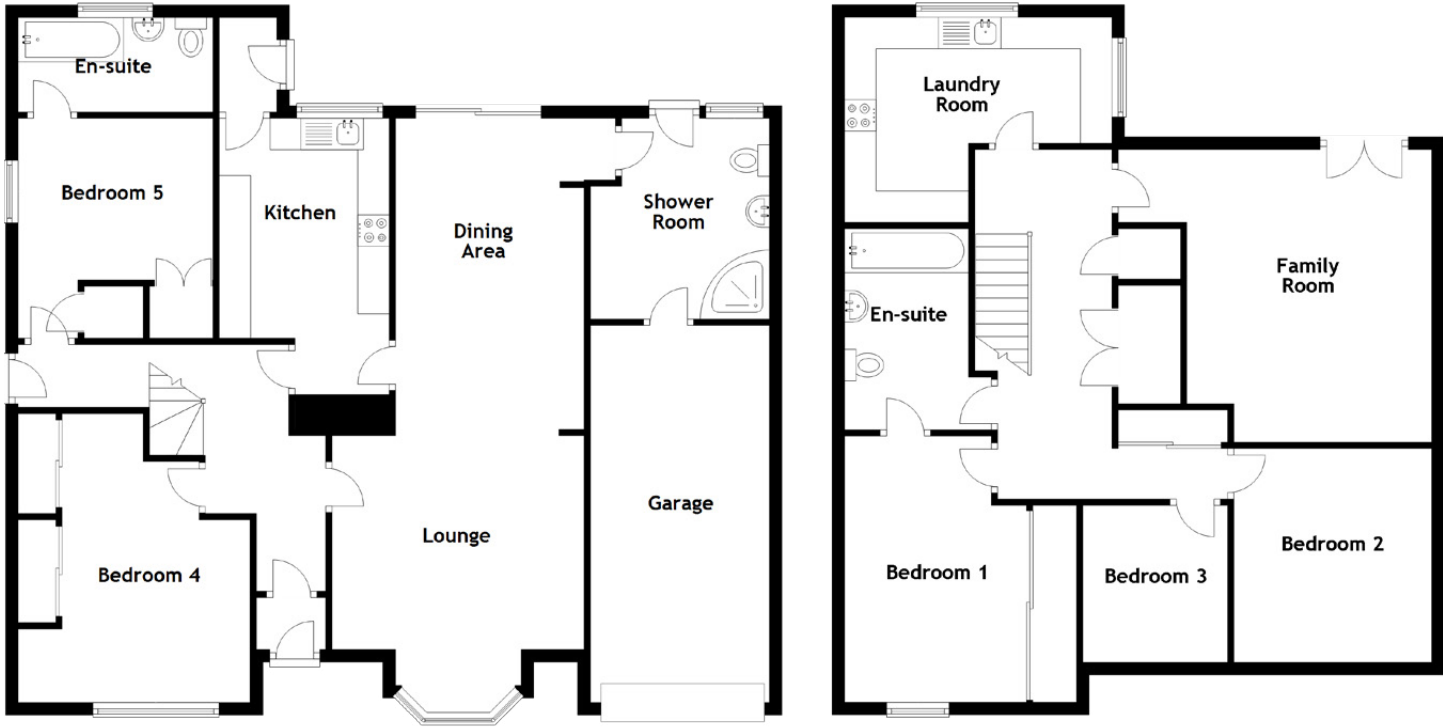




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

GROUND FLOOR

Lounge	4.39m (14'5") x 4.01m (13'2")
Dining Area	4.95m (16'3") x 3.00m (9'10")
Kitchen	4.40m (14'5") x 2.70m (8'10")
Bedroom 4	4.60m (15'1") x 3.00m (9'10")
Bedroom 5	3.50m (11'6") x 3.10m (10'2")
Shower Room	3.20m (10'6") x 2.85m (9'4")
En-suite	3.10m (10'2") x 1.50m (4'11")
Garage	6.00m (19'8") x 2.85m (9'4")

FIRST FLOOR

Family Room	4.66m (15'4") x 3.90m (12'9")
Bedroom 1	4.24m (13'11") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 3.15m (10'4")
Bedroom 3	2.50m (8'2") x 2.30m (7'7")
Laundry Room	4.25m (14') x 3.26m (10'8")
En-suite	3.20m (10'6") x 1.97m (6'6")
Gross internal floor area (m ²): 178m ²	
EPC Rating: D	

Externally, there is a drive and a small garden to the front of the house and a second drive and a superb garden to the rear. The garden includes a custom-built lodge currently used as a games room and workshop. This would make an ideal home office, a playroom, or a garden entertainment area. In summary; stylish, contemporary, bright, quality home with character and spacious living and bedrooms on each floor.







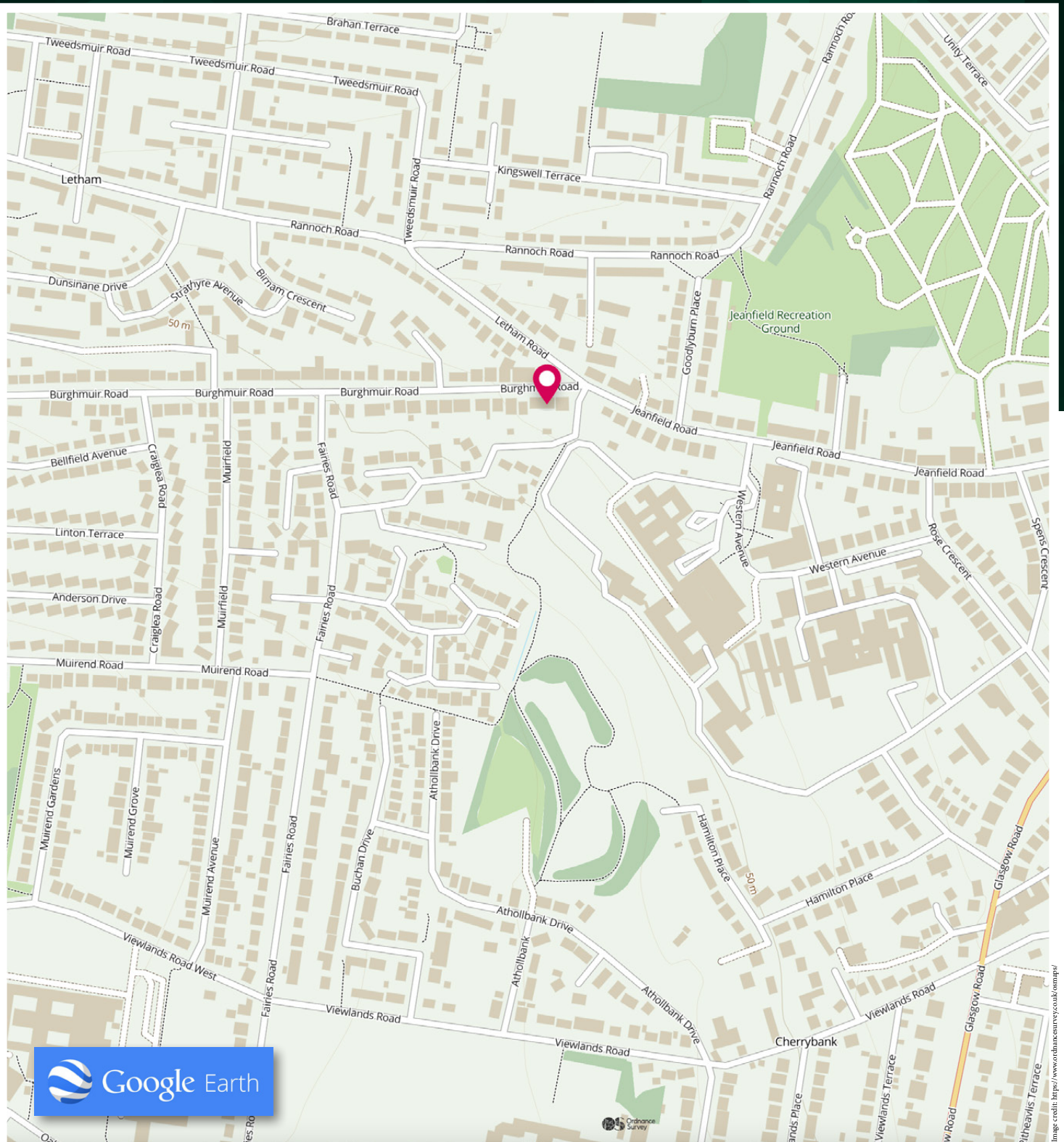


Burghmuir Road is situated in a highly desirable and mature residential area of the City, close to Perth Royal Infirmary. Perth City Centre, situated in the heart of Scotland, is a consistent winner of the Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, a Theatre and a Concert Hall.

In Perth City Centre you can shop, eat and be entertained. The City centre offers all social and cultural facilities including a theatre and concert hall. Perth has a wide range of independent shops as well as some of the high street brands and there is plenty for the outdoor enthusiast on the doorstep.

The Location





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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
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Professional photography
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